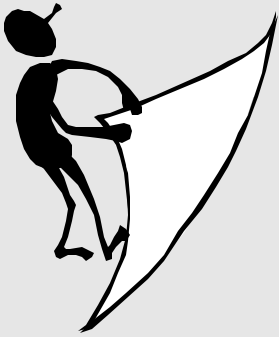




“...Livable neighborhoods make exceptional cities.”

---*Anonymous*



## Setting Your Planning Area Boundaries

Once neighborhood property and/or business owners have decided to develop a plan, planning area boundaries will need to be defined. A good starting point is your neighborhood association's boundaries. However, planning area boundaries could be larger than any single neighborhood association's area. The most important factors to consider when selecting boundaries are to:

- reflect common elements of identity and association, (neighborhood school attendance areas, area history)
- mutual interests and concerns, (commercial corridors) and
- similar geographic or physical features, (valley, lake, highway).

Generally acceptable boundaries are major roadways, railroads tracks, creeks, linear parks, or other natural features. For example, you may choose to classify your neighborhood as the entire area between a highway and another major road. The final boundary determination will be made by the Planning Director.

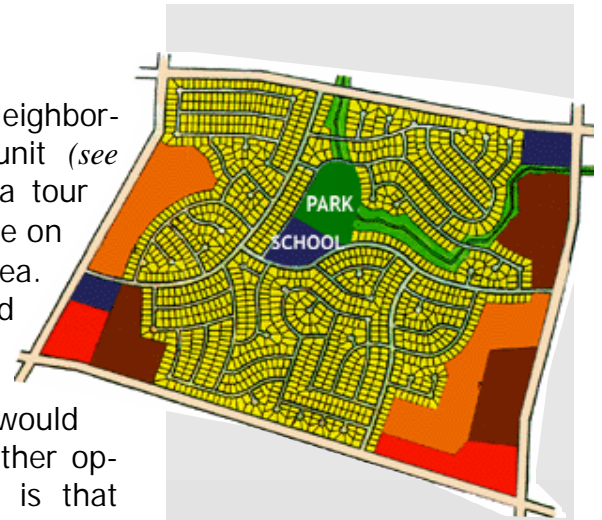
One of the keys to choosing an ideal size for your planning area is to include all the activity centers that may impact it. In other words, to be effective, the planning area must include local commercial, business and local institutions of significance as well as residential areas. For example, a border may include the nearby grocery and drug store even though these serve more than only your neighborhood. The same is true for the religious institutions and other community centers.

## Goals and Strategies Report Plan Area

Generally, a Goals and Strategies Report is developed for an area about the size of one neighborhood association or about 4,000 to 10,000 residents. For groups with less than 4,000 residents, it is recommended that a partnership or coalition be formed with surrounding neighborhoods.

### Neighborhood Plan Area

The Planning Department suggests that you're a Neighborhood Plan be about the size of a neighborhood unit (*see diagram on sidebar*). A review of a city map, and a tour around your community may help your group decide on planning area boundaries for a suitably sized area. Usually plan areas include one to two neighborhood associations, or about 20,000 residents.



If you think your neighborhood is too small, but would like to be considered for planning assistance, another option recommended by the Planning Department is that partnerships be made with surrounding neighborhoods to increase your competitiveness during the Planning application phase.

### Community Planning Area

If the area you would like to plan for is larger than the size criteria mentioned above, you might consider devising a community plan. Community plans require the same components as Neighborhood plans, but generally focus on larger geographic areas that include between 20,000 and 80,000 persons and several neighborhood units. A community planning area includes a population that could support at least one middle or high school.

Neighborhood units, like the example above, generally are about one square mile in area with about 4,000 to 10,000 residents (*about the population needed to support one elementary school*). Neighborhood units usually include at least 1,300 housing units, greenspace or park space and office and commercial areas.